

# SOMERSET LEGAL JOURNAL

## FIRST PUBLICATION

### EXECUTORS NOTICE

Estate of **SHIRLEY ANN HENRY**, a/k/a **SHIRLEY A. HENRY**, deceased, late of Somerset Borough, Somerset County, Pennsylvania. Letters Testamentary in the above estate having been granted to Jay Michael Henry and Kirsten Croyle, Co-Executors, all persons indebted to said estate are requested to make payment, and those having claims or demands against the estate are to make the same known, without delay to: Jay Michael Henry, Co-Executor, 414 East Oak Ridge Dr., Hagerstown, MD. 21740; Kirsten Croyle, Co-Executor, 4866 Lincoln Hwy., Stoystown, PA. 15563  
No. 00405 Estate 2025  
**LOIS WITT CATON**, Esquire  
Fike, Cascio & Boose 502

## SECOND PUBLICATION

### EXECUTOR'S NOTICE

Estate of **DEBORAH D. DAUB**, also known as **DEBORAH G. DAUB**, also known as **DEBORAH DAUB**, Deceased, Late of Somerset Borough, Somerset County, Pennsylvania. Letters Testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment, and those having claims or demands against the estate to make the same known, without delay to: **SOMERSET TRUST COMPANY**, Executor, 131 North Center Avenue, P. O. Box 1330, Somerset, PA 15501  
Estate File No. 56-25-00401  
**JAMES B. COURTNEY**, Esq., Attorney  
142 North Court Avenue

P. O. Box 1315  
Somerset, PA 15501-0315 501

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### EXECUTORS NOTICE

Estate of **VIRGINIA MAE HOOVER**, a/k/a **VIRGINIA M. HOOVER**, deceased, late of Brothersvalley Township, Somerset County, Pennsylvania. Letters Testamentary in the above estate having been granted to Keith Edward Hoover, Executor, all persons indebted to said estate are requested to make payment, and those having claims or demands against the estate are to make the same known, without delay to: **KEITH EDWARD HOOVER**, Executor, 504 Haysmill Road, Meyersdale, PA. 15552  
No. 00428 Estate 2025  
**LOIS WITT CATON**, Esquire  
Fike, Cascio & Boose 501

### EXECUTOR'S NOTICE

Estate of **LUTHER J. SHAULIS JR.** Deceased, Late of Somerset Borough, **SOMERSET COUNTY, PENNSYLVANIA**. Letters Testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment, and those having claims or demands against the estate to make the same known, without delay to **MICHAEL E. SHAULIS** Executor, 1500 Jerrold Avenue, San Francisco California 94124  
No. 56-25-00303  
**STEVEN J. BRUNNER**, Esq.  
Barbera, Melvin & Svonavec, LLP, Attorney  
146 West Main Street,  
Somerset, Pennsylvania 15501 501

## THIRD PUBLICATION

### EXECUTOR'S NOTICE

Estate of **BRIAN K. BERZONSKI**

## SOMERSET LEGAL JOURNAL

a/k/a **BRIAN BERZONSKI**, Late of Jenner Township Somerset County, Pennsylvania. Letters of Administration on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment, and those having claims or demands against the estate to make the same known, without delay to: **LINDA K. BERZONSKI**, 3256 Jerome Hill Road, Hollsopple, Pennsylvania 15935  
No. 406 Estate 2025  
Yelovich Flower & McCoy  
**DAVID J. FLOWER**, Attorney  
102 North Kimberly Avenue  
Somerset, Pennsylvania 15501 500

### EXECUTORS NOTICE

Estate of **MILDRED Z. GNEGY**, a/k/a **MILDRED Z. HARTZELL**, a/k/a **MILDRED HARTZELL**, deceased, late of Somerset Township, Somerset County, Pennsylvania. Letters Testamentary in the above estate having been granted to Fred C. Bean, Executor, all persons indebted to said estate are requested to make payment, and those having claims or demands against the estate are to make the same known, without delay to: **FRED C. BEAN**, Executor, 353 Churchill Rd., Pittsburgh, PA. 15235  
No. 00392 Estate 2025  
**JEFFREY L. BERKEY**, Esquire  
Fike, Cascio & Boose 500

### NOTICE OF TRUST ADMINISTRATION

NOTICE is hereby given of the administration of THE ROBERT H. TURNER REVOCABLE TRUST AGREEMENT, DATED MAY 30, 1997 as AMENDED, pursuant to 20 Pa.C.S.A. § 7755(c). The Settlor of the Trust, Robert H. Turner, died on October 8, 2024, late of Conemaugh

Township, Somerset County, Pennsylvania. ALL persons indebted to said Trust are requested to make payment, and those having claims or demands against the same will make them known without delay to: Philip Strait, Co-Successor Trustee, 108 Catherine Drive, Windber, PA 15963; Susan Strait, Co-Successor Trustee, 108 Catherine Drive, Windber, PA 15963  
**LAUREN CASCINO PRESSER**  
Ayres Presser Elder Law, LLC  
1451 Scalp Avenue, Suite 3  
Johnstown, PA 15904  
Attorney for Estate 500

SOMERSET COUNTY TAX  
CLAIM BUREAU  
300 NORTH CENTER AVE., SUITE 370  
SOMERSET, PA 15501  
814-445-1550

### NOTICE OF OFFER TO PURCHASE PROPERTY AT PRIVATE SALE

TO: **JAMES A JR & KAREN M STIGERS**, the taxing authorities of Windber Borough, or any interested person.

PLEASE TAKE NOTICE that the Tax Claim Bureau has received from Michael Podrasky an offer to purchase the property below described and designated for the amount listed, which price has been approved by the Bureau, in accordance with the provisions of Article VI, Sections 613, 614, 615 of this Real Estate Tax Sale Law, its supplements and amendments (72 P.S.5860.613, 614, 615). This Sale is without Warranty of any kind and the Title to the premise is or will be conveyed "AS IS".

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The property is identified and described as follows:

OWNER: James A Jr & Karen M Stigers

ADDRESS: 525 Railroad St., Windber PA 15963

GRANTOR: Steve B Domonkos Jr

LOCATION OF PROPERTY:

Windber Borough, 50-0-002270

DESCRIPTION OF PROPERTY: Lot 20

BID AMOUNT: \$1,554.99

If the owner, an interested party, or a person interested in purchasing the property is not satisfied that the sale price approved by the Bureau as above set forth is sufficient, you may within forty-five (45) days from the date of the notice, but no later than October 20, 2025, petition the Court of Somerset County, Pennsylvania, to disapprove the Sale as provided in said Real Estate Tax Sale Law. Unless such a petition is filed within a forty-five day period, the Sale may be consummated in the Somerset County Tax Claim Bureau at 300 North Center Ave, Suite 370, Somerset, PA 15501, at said price and a deed delivered to the purchaser, free and clear of all tax claims and tax judgments.

SOMERSET COUNTY TAX CLAIM BUREAU

Natasha Knopsnyder, Director 500

SOMERSET COUNTY TAX  
CLAIM BUREAU  
300 NORTH CENTER AVE., SUITE  
370  
SOMERSET, PA 15501  
814-445-1550

SOMERSET COUNTY TAX  
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300 NORTH CENTER AVE., SUITE 370  
SOMERSET, PA 15501  
814-445-1550

NOTICE OF OFFER TO  
PURCHASE PROPERTY AT  
PRIVATE SALE

TO: **RONALD J. KADYLAK**, the  
taxing authorities of Jenner  
Township, or any interested person.

PLEASE TAKE NOTICE that the  
Tax Claim Bureau has received from  
**Stone Creek Land Company LLC**  
an offer to purchase the property  
below described and designated for  
the amount listed, which price has  
been approved by the Bureau, in  
accordance with the provisions of  
Article VI, Sections 613, 614, 615 of  
this Real Estate Tax Sale Law, its  
supplements and amendments (72  
P.S.5860.613, 614, 615). This Sale is  
without Warranty of any kind and the  
Title to the premise is or will be  
conveyed "AS IS".

The property is identified and  
described as follows:

OWNER: Ronald J. Kadylak  
ADDRESS: 5167 Windorf Dr.  
Westerville, OH 43081  
GRANTOR: WONDERLAND  
FOREST INC  
LOCATION OF PROPERTY:  
Jenner Township, 21-0-041010

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DESCRIPTION OF PROPERTY: 2.3  
A  
BID AMOUNT: \$3,718.56

If the owner, an interested party, or a person interested in purchasing the property is not satisfied that the sale price approved by the Bureau as above set forth is sufficient, you may within forty-five (45) days from the date of the notice, but no later than October 20, 2025 petition the Court of Somerset County, Pennsylvania, to disapprove the Sale as provided in said Real Estate Tax Sale Law. Unless such a petition is filed within a forty-five day period, the Sale may be consummated in the Somerset County Tax Claim Bureau at 300 North Center Ave, Suite 370, Somerset, PA 15501, at said price and a deed delivered to the purchaser, free and clear of all tax claims and tax judgments.

SOMERSET COUNTY TAX  
CLAIM BUREAU  
Natasha Knopsnyder, Director 500

NOTICE OF OFFER TO  
PURCHASE PROPERTY AT  
PRIVATE SALE

TO: **JOHN LUKATCH**, the taxing authorities of Jenner Township, or any interested person.

PLEASE TAKE NOTICE that the Tax Claim Bureau has received from **Stone Creek Land Company LLC**, an offer to purchase the property below described and designated for the amount listed, which price has been approved by the Bureau, in accordance with the provisions of Article VI, Sections 613, 614, 615 of this Real Estate Tax Sale Law, its supplements and amendments (72 P.S.5860.613, 614, 615). This Sale is

without Warranty of any kind and the Title to the premise is or will be conveyed “AS IS”.

The property is identified and described as follows:

OWNER: John Lukatch  
ADDRESS: RR6 Box 3312  
GRANTOR: JOHN LUKATCH  
LOCATION OF PROPERTY:  
Jenner Township, 21-0-040940  
DESCRIPTION OF PROPERTY: 1.7  
A WONDERLAND FOREST IN  
BID AMOUNT: \$2,582.41

If the owner, an interested party, or a person interested in purchasing the property is not satisfied that the sale price approved by the Bureau as above set forth is sufficient, you may within forty-five (45) days from the date of the notice, but no later than October 20, 2025, petition the Court of Somerset County, Pennsylvania, to disapprove the Sale as provided in said Real Estate Tax Sale Law. Unless such a petition is filed within a forty-five day period, the Sale may be consummated in the Somerset County Tax Claim Bureau at 300 North Center Ave, Suite 370, Somerset, PA 15501, at said price and a deed delivered to the purchaser, free and clear of all tax claims and tax judgments.

SOMERSET COUNTY TAX  
CLAIM BUREAU  
Natasha Knopsnyder, Director 500

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SOMERSET COUNTY TAX  
CLAIM BUREAU  
300 NORTH CENTER AVE., SUITE 370  
SOMERSET, PA 15501  
814-445-1550

### NOTICE OF OFFER TO PURCHASE PROPERTY AT PRIVATE SALE

**TO: PHILIP C WHETSTONE, C/O  
VICKIE DIEHL GLASS**, the taxing  
authorities of Wellersburg Borough,  
or any interested person.

PLEASE TAKE NOTICE that the  
Tax Claim Bureau has received from  
**David & Cassandra Clark**, an offer  
to purchase the property below  
described and designated for the  
amount listed, which price has been  
approved by the Bureau, in  
accordance with the provisions of  
Article VI, Sections 613, 614, 615 of  
this Real Estate Tax Sale Law, its  
supplements and amendments (72  
P.S.5860.613, 614, 615). This Sale is  
without Warranty of any kind and the  
Title to the premise is or will be  
conveyed "AS IS".

The property is identified and  
described as follows:

OWNER: Philip C Whetstone, c/o  
Vickie Diehl Glass  
ADDRESS: 110 Whetstone St.  
Hyndman Pa 15545  
GRANTOR: Shelby A Whetstone  
LOCATION OF PROPERTY:  
Wellersburg Borough  
DESCRIPTION OF PROPERTY: PT  
LOT 16 BNG 0.20 A 1 STY VINYL  
DWG SHED  
BID AMOUNT: \$3,582.60

If the owner, an interested party, or a

person interested in purchasing the  
property is not satisfied that the sale  
price approved by the Bureau as  
above set forth is sufficient, you may  
within forty-five (45) days from the  
date of the notice, but no later than  
October 27, 2025, petition the Court  
of Somerset County, Pennsylvania, to  
disapprove the Sale as provided in  
said Real Estate Tax Sale Law.  
Unless such a petition is filed within a  
forty-five day period, the Sale may be  
consummated in the Somerset County  
Tax Claim Bureau at 300 North  
Center Ave, Suite 370, Somerset, PA  
15501, at said price and a deed  
delivered to the purchaser, free and  
clear of all tax claims and tax  
judgments.

SOMERSET COUNTY TAX  
CLAIM BUREAU  
Natasha Knopsnyder, Director 501

### NOTICE SHERIFF'S SALE

NOTICE IS HEREBY GIVEN that  
by virtue of a certain writ of  
execution issued out of the Court of  
Common Pleas of Somerset County,  
Pennsylvania, to me directed, I will  
expose to sale in the main lobby of  
the Courthouse at Somerset or such  
other location as announced prior to  
the sale.

**FRIDAY, SEPTEMBER 19, 2025  
1:30 P.M.**

All the real property described in the  
Writ of Execution the following of  
which is a summary.

U.S. Bank Trust National Association,  
not in its individual capacity but solely  
as owner trustee for RCF 2 Acquisition  
Trust  
vs.

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**RHONDA S. GESSER; DUSTIN W. GESSER**

DOCKET NUMBER: 2022-50491  
PROPERTY OF: Rhonda S. Gesser and Dustin W. Gesser, her husband  
LOCATED IN: Borough of Jennerstown  
STREET ADDRESS: 1658 Pitt Street, Jennerstown, PA 15547  
BRIEF DESCRIPTION OF PROPERTY: Lot of Ground IMPROVEMENTS THEREON: Residential Dwelling  
RECORD BOOK VOLUME: 1718, Page 536  
TAX ASSESSMENT NUMBER: 220001750

ALL PARTIES INTERESTED and claimants are further notified that a Proposed Schedule of Distribution with attached List of Liens will be posted in the Office of the Sheriff on

**OCTOBER 3, 2025**

AND that distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

**-TERMS OF THE SALE-**

TEN (10) percent of the purchase price or One Thousand (\$1,000.00) Dollars whichever is greater, shall be paid by the purchaser at the time the property is knocked down, which must be in cash or certified funds, and the balance, in like funds, shall be paid before

**SEPTEMBER 26, 2025**

If the balance is not paid within the said period of time, the property will be resold and the amount paid at the time of sale will be used to defray additional costs incurred thereby.

DUSTIN M. WEIR  
Sheriff 500

**NOTICE  
SHERIFF'S SALE**

NOTICE IS HEREBY GIVEN that by virtue of a certain writ of execution issued out of the Court of Common Pleas of Somerset County, Pennsylvania, to me directed, I will expose to sale in the main lobby of the Courthouse at Somerset or such other location as announced prior to the sale.

**FRIDAY, SEPTEMBER 19, 2025  
1:30 P.M.**

All the real property described in the Writ of Execution the following of which is a summary.

OLIT 2023 HB1 Alternative Holdings LLC  
v.  
**JAMES L. LEHMAN A/K/A JAMES LEHMAN AND NICOLE F. LEHMAN A/K/A NICOLE LEHMAN**

DOCKET NUMBER: 2022-50103  
PROPERTY OF: James L. Lehman a/k/a James Lehman and Nicole F. Lehman a/k/a Nicole Lehman  
LOCATED IN: Conemaugh Township, County of Somerset, Pennsylvania  
STREET ADDRESS: 1136 Country Club Road Boswell PA 15531  
BRIEF DESCRIPTION OF PROPERTY: ALL THAT CERTAIN piece, parcel, or lot of ground situate in Conemaugh Township, Somerset County, Pennsylvania, being more particularly bounded and described as follows:  
IMPROVEMENTS THEREON: Residential Dwelling  
RECORD BOOK: BOOK 2534 PAGE

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TAX ASSESSMENT NUMBER:  
120016780

ALL PARTIES INTERESTED and claimants are further notified that a Proposed Schedule of Distribution with attached List of Liens will be posted in the Office of the Sheriff on

OCTOBER 3, 2025

AND that distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

-TERMS OF THE SALE-

TEN (10) percent of the purchase price or One Thousand (\$1,000.00) Dollars whichever is greater, shall be paid by the purchaser at the time the property is knocked down, which must be in cash or certified funds, and the balance, in like funds, shall be paid before

SEPTEMBER 26, 2025

If the balance is not paid within the said period of time, the property will be resold and the amount paid at the time of sale will be used to defray additional costs incurred thereby.

DUSTIN M. WEIR

Sheriff 500

NOTICE

SHERIFF'S SALE

NOTICE IS HEREBY GIVEN that by virtue of a certain writ of execution issued out of the Court of Common Pleas of Somerset County, Pennsylvania, to me directed, I will expose to sale in the main lobby of the Courthouse at Somerset or such other location as announced prior to the sale.

FRIDAY, SEPTEMBER 19, 2025  
1:30 P.M.

All the real property described in the Writ of Execution the following of which is a summary.

FIRST NATIONAL BANK OF PENNSYLVANIA, Plaintiff,  
vs.

**MERLE R. PHILLIPPI, Defendant.**

DOCKENUMBER: 61 CIVIL 2025  
PROPERTY OF: MERLE R. PHILLIPPI

LOCATED IN: Township of Black STREET ADDRESS: 2055 Markleton School Road, Rockwood, PA 15557.

BRIEF DESCRIPTION OF PROPERTY: 1 Lot being one-half acre, more or less. IMPROVEMENTS THEREON: DETACHED, RESIDENTIAL DWELLING

RECORD BOOK Volume: Deed Book. Volume 1988, Page 827

TAX PARCEL NO.: 06-0-003870C; and 06-0-024770C

ALL PARTIES INTERESTED and claimants are further notified that a Proposed Schedule of Distribution with attached List of Liens will be posted in the Office of the Sheriff on

OCTOBER 3, 2025

AND that distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

-TERMS OF THE SALE-

TEN (10) percent of the purchase price or One Thousand (\$1,000.00) Dollars whichever is greater, shall be paid by the purchaser at the time the property is knocked down, which must be in cash or certified funds, and

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the balance, in like funds, shall be paid before	additional costs incurred thereby.
	DUSTIN M. WEIR
	<u>Sheriff</u> 500
<b>SEPTEMBER 26, 2025</b>	
If the balance is not paid within the said period of time, the property will be resold and the amount paid at the time of sale will be used to defray	